

SETBACKS ARE MEASURED TO THE OUTER BUILDING VERTICAL FACADE. ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, CANOPIES, PORCHES, CHIMNEYS, EAVES, HVAC UNITS, ETC. MAY PROJECT INTO YARDS.

WAIVERS AND MODIFICATION REQUESTS

- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
- 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE AND SECTION 2.3.1A OF THE SUBDIVISION ORDINANCE AS THE APPLICANT PROPOSES TO PROVIDE SIDEWALKS ON A SINGLE SIDE OF THE PRIVATE STREETS AND NONE ALONG THE PRIVATE ALLEYS, AS DEPICTED ON SHEET C-13.
- 3) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.6.1 TO ALLOW MAXIMUM BUILDING HEIGHTS OF 45-FOOT (4-STORIES).
- 4) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR THE STREET TREES. IN SELECT AREAS ALONG THE PRIVATE STREETS, A MODIFICATION HAS BEEN REQUESTED AS THE REQUIRED STREET TREE SPACING, QUANTITY, AND PLANTING AREA WIDTH CANNOT BE CONSISTENTLY MET DUE DRIVEWAY APRON LOCATIONS, ON-STREET PARALLEL PARKING, AND VARIOUS PROPOSED UTILITIES. ALONG PICKETT ROAD, THE EXISTING OVERHEAD UTILITY LINES PROHIBIT PLANTINGS WITHIN THE EXISTING EASEMENTS. ALONG THE PRIVATE ALLEY, A MODIFICATION HAS BEEN REQUESTED NOT TO PROVIDE ANY STREET TREES.
- 5) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.5.C.2.(B)(1), FOR TRANSITIONAL YARD SCREENING AND BARRIER REQUIREMENTS FOR TY2.
 - **SOUTHERN BOUNDARY:** A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GAURDRAIL/METAL FENCE AS A BARRIER AND TO MODIFY THE TRANSITIONAL YARD (TY2) REQUIREMENT FROM 0-7.5' AS SHOWN. THE PROPERTY IMMEDIATELY ADJACENT TO THE SOUTHERN BOUNDARY IS OWNED BY THE CITY OF FAIRFAX AND REMAINS UNDEVELOPED AND DENSELY WOODED WITH A 106 FOOT WIDE SWATCH OF EXISTING MATURE VEGETATION.
 - **NORTHERN BOUNDARY:** A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 6' METAL FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL AND A MODIFICATION TO MAINTAIN THE EXISTING MATURE VEGETATION ALONG THIS BOUNDARY TODAY.
 - **WESTERN BOUNDARY:** A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GUARDRAIL/FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL ALONG THE GOLF COURSE AND A MODIFICATION OF THE TRANSITIONAL YARD (TY2) TO ALLOW A WIDTH OF 7.5' WITHOUT MODIFICATION TO THE REQUIRED PLANTINGS AND SUPPLEMENTAL SHRUB PLANTINGS.
 - **EASTERN BOUNDARY:** A WAIVER OF THE BARRIER AND A MODIFICATION OF THE LOCATION OF THE PLANT MATERIAL THAT NEEDS TO BE SET BACK DUE TO THE UTILITY EASEMENTS. THE SOUTHERN PORTION WILL TAPER DOWN ADJACENT TO THE UNIT AS SHOWN.
- 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.2.2 OF THE PUBLIC FACILITIES MANUAL (THE "PFM") FOR TURN LANES INTO THE SITE AS SHOWN ON THE MASTER DEVELOPMENT PLAN.
- 7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE PFM TO ALLOW FOR THE ROAD RADIUS LESS THAN 175'.
- 8) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE PFM FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE LESS THAN 600' APART.
- 9) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.7.3.1 OF THE PFM AND SECTION 2.2.7 OF THE SUBDIVISION ORDINANCE, TO ALLOW A DRIVEWAY WIDTH LESS THAN 12' TO 9' TO ACCOMMODATE THE TANDEM PARKED GARAGES THAT PROVIDE A SINGLE CAR WIDTH GARAGE DOOR.
- 10) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 2.10 OF THE PFM TO ALLOW A 10' RADIUS AT THE PROPERTY LINE FOR AN ALLEY.
- 11) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 401.01 TO ALLOW STREETS LESS THAN 30' TO 24', FACE OF CURB TO FACE OF CURB, WITH NO PARKING.
- 12) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 403.03 OF THE PFM TO ALLOW FOR A ROLLED CURB INSTEAD OF CURB CUTS FOR DRIVEWAYS.
- 13) SUPPORT FOR A WAIVER OF SECTION 2.2.2B OF THE SUBDIVISION ORDINANCE TO ALLOW FOR THE STREETS TO BE PRIVATELY MAINTAINED.
- 14) SUPPORT FOR A WAIVER OF SECTION 2.2.2C OF THE SUBDIVISION ORDINANCE, WHERE ALL STREETS SHALL BE EXTENDED TO ABUTTING PROPERTY LINES.
- 15) SUPPORT FOR A WAIVER OF SECTION 2.2.2F1 OF THE SUBDIVISION ORDINANCE, WHERE DEAD-END STREET CAN BE USED.
- 16) SUPPORT FOR A MODIFICATION OF SECTION 2.3.3A AND SECTION 2.3.4A1 OF THE SUBDIVISION ORDINANCE, WHERE SIDEWALKS WILL CONNECT TO ADJACENT SUBDIVISIONS.
- 17) SUPPORT FOR A MODIFICATION OF SECTION 2.4.2B AND SECTION 2.4.2C, AND SECTION 5.3 OF THE SUBDIVISION ORDINANCE, OF THE BLOCK LENGTH AS ALLOWED PER SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE FOR LESS THAN 250' AND OVER 800' BLOCKS TO THAT SHOWN ON THE PLAN.
- 18) MODIFICATION OF THE FUTURE SECTION 3.9.6 TO REDUCE THE WIDTH OF AFFORDABLE DWELLING UNITS (ADU'S) TO SIXTEEN FEET (16').

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L-06A	HARDSCAPE DETAILS AND PRODUCT INFORMATION

3500 PICKETT ROAD

MASTER DEVELOPMENT PLAN

CITY OF FAIRFAX, VIRGINIA

NOVEMBER 22, 2019
 FEBRUARY 7, 2020
 APRIL 10, 2020



TAX MAP NO.
 #58-1-02-021



VICINITY MAP 1" = 2000"

APPLICANT
 EYA DEVELOPMENT LLC
 4800 HAMPTON LANE SUITE 300
 BETHESDA, MD
 ATTN: WYNDHAM ROBERTSON
 301(634-8649)

OWNER
 CELEBRATION CHURCH OF JACKSONVILLE, INC
 3500 PICKET ROAD
 CITY OF FAIRFAX, VA

ATTORNEY
 COOLEY, LLP
 11951 FREEDOM DRIVE
 RESTON, VA 20190-5656
 ATTN: MARK LOONEY
 (703) 456-8652

ENGINEER
 VIKA VIRGINIA, LLC
 8180 GREENSBORO DRIVE, SUITE 200
 TYSONS, VIRGINIA 22102
 ATTN: JOHN AMATETTI, PE
 (703) 442-7800

LANDSCAPE ARCHITECT
 STUDIO 39
 6416 GROVEDALE DRIVE
 ALEXANDRIA, VIRGINIA 22310
 ATTN: JOE PLUMPE
 (703)719-6500



NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #59-1-02-021 AND IS ZONED RL.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 515524003D, COMMUNITY PANEL 515524 0030 D, FOR FAIRFAX CITY, VIRGINIA DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON FEBRUARY 26, 2013. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), A DIFFERENCE OF +0.77', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKI VIRGINIA, LLC.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. U1900013VAF-VJ WITH AN EFFECTIVE DATE OF 9/17/2019 (Version No. 2) HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
- THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON. FURNISHED TO VIKI VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE, AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

AREA TABULATION:

160,933 SQUARE FEET OR 3.69451 ACRES

PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	215
HANDICAP STRIPED PARKING SPACES	7
TOTAL STRIPED PARKING SPACES ON SITE	222

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKI VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

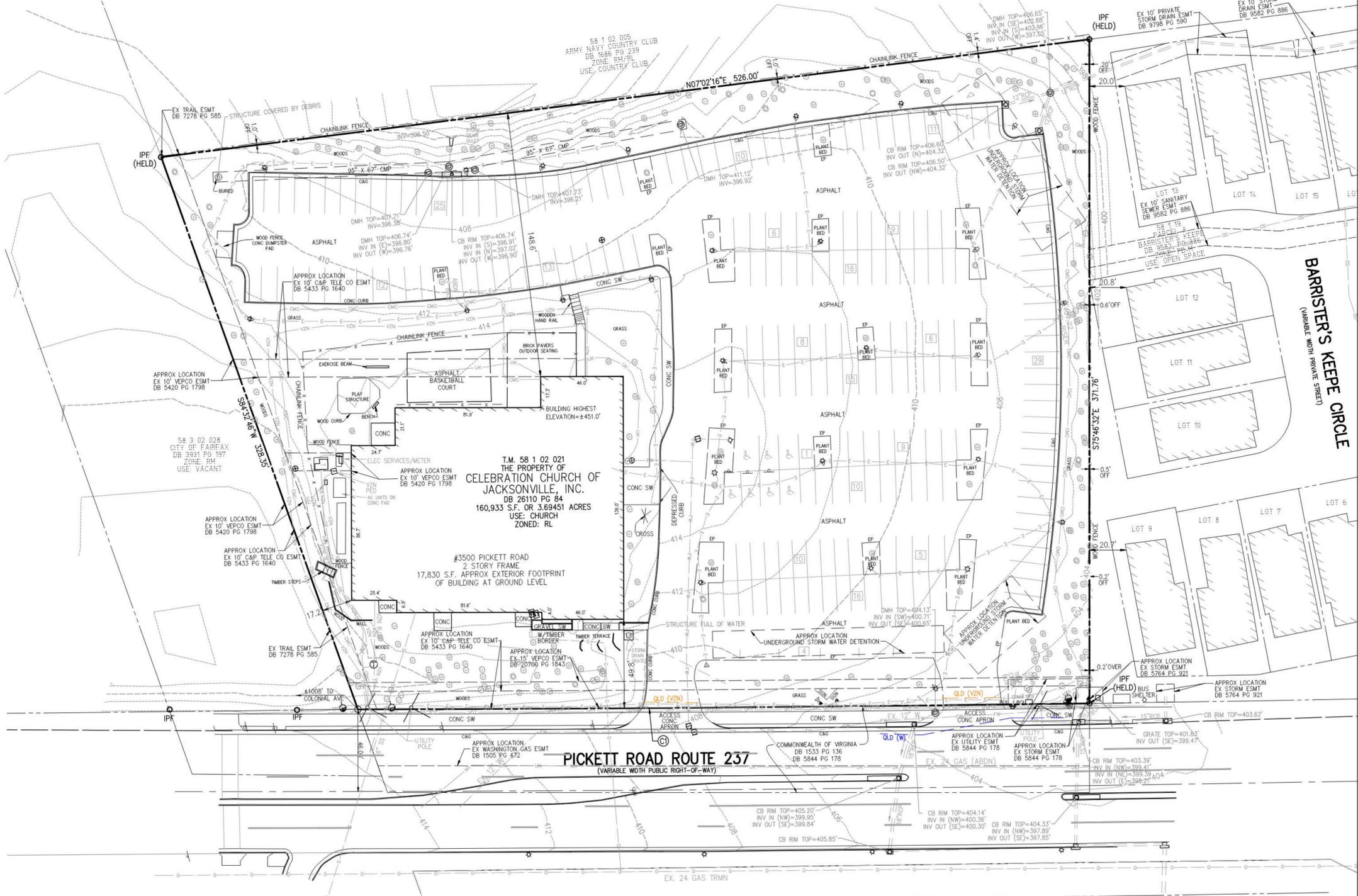
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	411.31'	34331.47'	000°41'11"	205.66'	S13°46'35"W	411.31'

LEGAL DESCRIPTION:

BEING ALL OF THE PROPERTY ACQUIRED BY CELEBRATION CHURCH OF JACKSONVILLE, INC. AS RECORDED IN DEED BOOK 26110 AT PAGE 84 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

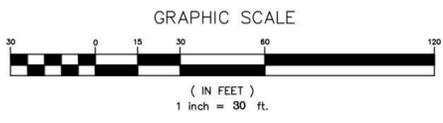
BEGINNING FOR THE SAME AT AN IRON PIPE FOUND (HELD) LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD, ROUTE 237 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID IRON PIPE FOUND (HELD) MARKING THE SOUTHEASTERLY CORNER OF PARCEL A, BARRISTER'S KEEPE AS RECORDED IN DEED BOOK 9582 AT PAGE 886 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA THENCE; RUNNING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PICKETT ROAD:

- 411.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34,331.47 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 13°46'35" WEST, 411.31 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY OF CITY OF FAIRFAX, VIRGINIA AS RECORDED IN DEED BOOK 3931 AT PAGE 197 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF PICKETT ROAD, ROUTE 237 AND RUNNING WITH SAID PROPERTY OF CITY OF FAIRFAX, VIRGINIA
- SOUTH 84°32'46" WEST, 328.35 FEET TO AN IRON PIPE FOUND (HELD) MARKING A SOUTHEASTERLY CORNER OF THE PROPERTY OF ARMY NAVY COUNTRY CLUB AS RECORDED IN DEED BOOK 1686 AT PAGE 239 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID PROPERTY OF CITY OF FAIRFAX (DB 3931 PG 197) AND RUNNING WITH THE SAID PROPERTY OF ARMY NAVY COUNTRY CLUB
- NORTH 07°02'16" EAST, 526.00 FEET TO AN IRON PIPE FOUND (HELD) MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID PARCEL A, BARRISTER'S KEEPE (DB 9582 PG 886); THENCE LEAVING THE AFORESAID PROPERTY OF ARMY NAVY COUNTRY CLUB (DB 1686 PG 239) AND RUNNING WITH SAID PARCEL A
- SOUTH 75°46'32" EAST, 371.76 FEET TO THE POINT OF BEGINNING CONTAINING 160,933 SQUARE FEET OR 3.69451 ACRES OF LAND, MORE OR LESS.



LEGEND:

- | | | | | | | |
|--|---|---|---|---|---|--|
| <ul style="list-style-type: none"> — CTV — — E — E — E — E — E — — X — X — X — X — X — — G — G — G — G — G — — OHW — OHW — OHW — OHW — — T — T — T — T — T — — S — S — S — S — S — — W — W — W — W — W — | <ul style="list-style-type: none"> BUILDING LINE CABLE TV CONDUIT ELECTRICAL CONDUIT EDGE OF PAVEMENT FENCE LINE NATURAL GAS CONDUIT OVERHEAD WIRES TELECOM CONDUIT PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT STORM DRAIN CONDUIT WATER CONDUIT | <ul style="list-style-type: none"> ⊕ ELECTRICAL MANHOLE ⊕ ELECTRICAL JUNCTION BOX ⊕ GUY POLE ⊕ LIGHT POLE ⊕ GROUND LIGHT ⊕ UTILITY POLE ⊕ PHONE MANHOLE ⊕ PHONE PEDESTAL ⊕ CABLE TELEVISION PEDESTAL ⊕ GAS VALVE ⊕ GAS MANHOLE ⊕ GAS MARKER ⊕ TRAFFIC CONTROL BOX ⊕ TRAFFIC SIGNAL POLE | <ul style="list-style-type: none"> ⊕ STORM DRAIN MANHOLE ⊕ CATCH BASIN RIM ⊕ INLETS ⊕ CURB INLET ⊕ SANITARY MANHOLE ⊕ SANITARY CLEANOUT ⊕ WATER METER ⊕ WATER MANHOLE ⊕ FIRE HYDRANT ⊕ FIRE DEPARTMENT CONNECTION ⊕ IRRIGATION CONTROL VALVE | <ul style="list-style-type: none"> ⊕ TREE ⊕ HANDICAP ⊕ PARKING METER ⊕ HVAC UNIT ⊕ UNKNOWN UTILITY MANHOLE ⊕ BOLLARD ⊕ COLUMN ⊕ CENTERLINE ⊕ SOIL BORING ⊕ TEST PIT | <ul style="list-style-type: none"> ⊕ SIGN POST ⊕ WOOD POST ⊕ IRON PIPE FOUND ⊕ REBAR FOUND ⊕ PKNAIL FOUND ⊕ DRILL HOLE FOUND ⊕ BENCHMARK | <ul style="list-style-type: none"> CONC CONCRETE C&G CURB AND GUTTER TRANS ELECTRICAL TRANSFORMER ASPH ASPHALT ESMT EASEMENT BLDG BUILDING RCP REINFORCED CONCRETE PIPE CMP CORRUGATED METAL PIPE R/W RIGHT-OF-WAY HCR HANDICAP RAMP DB DEED BOOK PG PAGE BRL BUILDING RESTRICTION LINE |
|--|---|---|---|---|---|--|



EXISTING CONDITIONS PLAN

DRAWN BY: RMC
 DESIGNED BY: LMG
 DATE ISSUED: NOVEMBER 22, 2019
 SCALE: 1" = 30'
 VIKIJOB NO. WV7583C
 SHEET NO. C-02

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

DEVELOPER
 EYA DEVELOPMENT LLC
 4800 HAMPTON LANE
 SUITE 300
 BETHESDA, MD 20814
 301-634-8614

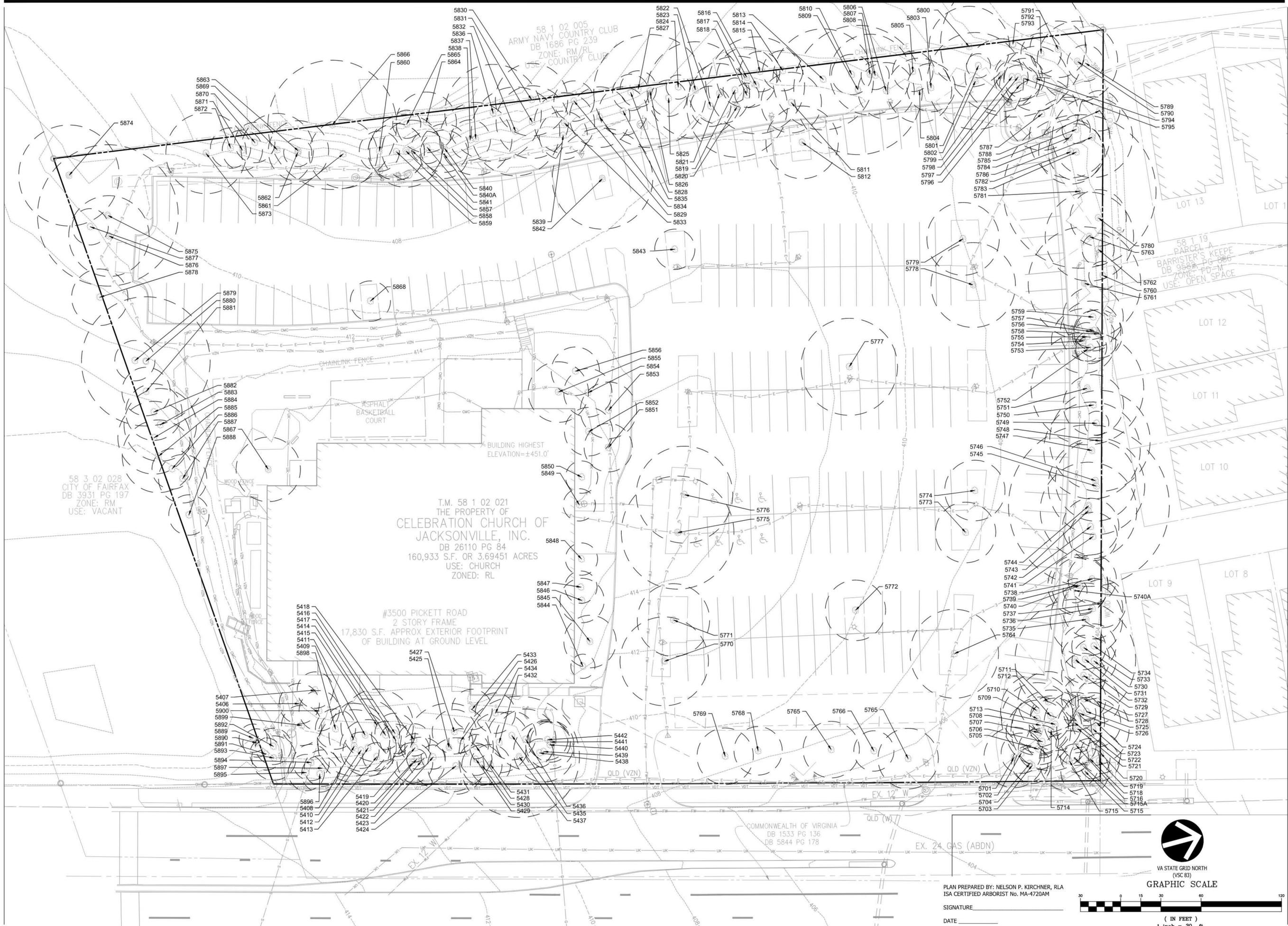
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 (703) 719-6500

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 TYSONS, VA. GERMANTOWN, MD.

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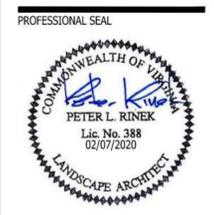
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VIVA
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 LANDSCAPE ARCHITECTURE PLANNING
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

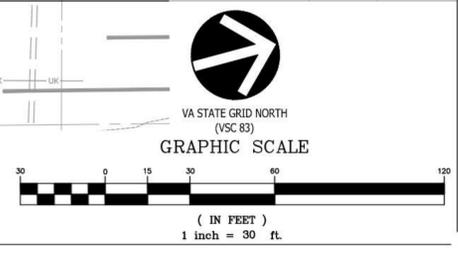


3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

TREE SURVEY

DRAWN BY: PNN
 DESIGNED BY: NPK
 DATE ISSUED: JANUARY 20, 2020
 DWG. NO.: W7583C
 SHEET NO.: C-03A

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
 ISA CERTIFIED ARBORIST No. MA-4720AM
 SIGNATURE _____
 DATE _____



3500 PICKETT ROAD				January 29, 2020	
TREE NO.	Species	Size (dbh In)	Condition	Observations	
5406	Cornus florida, Flowering Dogwood	9	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS (INCLUDED).	
5407	Cornus florida, Flowering Dogwood	6	55.00	NO SEVERE BIOTIC ISSUES OBSERVED. PRUNES HVE COMPARTMENTIALIZED.	
5408	Quercus rubra, Red Oak	14	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED. DEADWOOD.	
5409	Quercus rubra, Red Oak	8, 8	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS AT~2.5VF. DEADWOOD.	
5410	Fagus grandifolia, American Beech	9	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5411	Quercus rubra, Red Oak	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. SLIGHT DEADWOOD.	
5412	Quercus rubra, Red Oak	9	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5413	Quercus rubra, Red Oak	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5414	Pinus virginiana, Virginia Pine	6	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5415	Pinus virginiana, Virginia Pine	10	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5416	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5417	Quercus rubra, Red Oak	5, 4	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM AT ROOT CROWN.	
5418	Pinus virginiana, Virginia Pine	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5419	Pinus virginiana, Virginia Pine	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5420	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5421	Pinus virginiana, Virginia Pine	5	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.	
5422	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5423	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5424	Pinus virginiana, Virginia Pine	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.	
5425	Quercus rubra, Red Oak	22	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.	
5426	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5427	Pinus virginiana, Virginia Pine	9	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5428	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5429	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5430	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5431	Pinus virginiana, Virginia Pine	6	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5432	Pinus virginiana, Virginia Pine	4, 7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5433	Cornus florida, Flowering Dogwood	6	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.	
5434	Cornus florida, Flowering Dogwood	7	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM AT ROOT CROWN (3-STEM).	
5435	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5436	Pinus virginiana, Virginia Pine	10	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5437	Quercus alba, White Oak	23	0.65	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.	

3500 PICKETT ROAD				January 29, 2020	
TREE NO.	Species	Size (dbh In)	Condition	Observations	
5438	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5439	Quercus rubra, Red Oak	7, 6, 3	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5440	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5441	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5442	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5701	Acer rubrum, Red Maple	7	0.45	UTILITY PRUNED.	
5702	Quercus prinus, Chestnut Oak	7	0.53	UTILITY PRUNED.	
5703	Quercus rubra, Red Oak	7	0.52	UTILITY PRUNED.	
5704	Carya tomentosa, Mockemut Hickory	5	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5705	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.	
5706	Fagus grandifolia, American Beech	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5707	Quercus alba, White Oak	12	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.	
5708	Acer rubrum, Red Maple	6	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5709	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.	
5710	Liriodendron tulipifera, Yellow Poplar	13	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5711	Fagus grandifolia, American Beech	13	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5712	Liriodendron tulipifera, Yellow Poplar	10	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5713	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
5714	Liriodendron tulipifera, Yellow Poplar	15	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
5715	Quercus rubra, Red Oak	11	0.53	UTILITY PRUNED.	
5715A	Carya tomentosa, Mockemut Hickory	6	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED.	
5716	Carya tomentosa, Mockemut Hickory	8	0.55	NO APPARENT BIOTIC ISSUES OBSERVED.	
5717	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.	
5718	Populus alba, White Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.	
5719	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.	
5720	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED.	
5721	Pinus virginiana, Virginia Pine	14	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5722	Pinus virginiana, Virginia Pine	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5723	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
5724	Carya tomentosa, Mockemut Hickory	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5725	Fagus grandifolia, American Beech	7	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5726	Carya tomentosa, Mockemut Hickory	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5727	Fagus grandifolia, American Beech	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5728	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.	
*5729	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.	
*5730	Carya tomentosa, Mockemut Hickory	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	

3500 PICKETT ROAD				January 29, 2020	
TREE NO.	Species	Size (dbh In)	Condition	Observations	
*5731	Pinus virginiana, Virginia Pine	12	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ARCHED TRUNK STEM.	
*5732	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5733	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.	
*5734	Liriodendron tulipifera, Yellow Poplar	9	0.25	TREE IN DECLINE.	
*5735	Pinus virginiana, Virginia Pine	18	0.10	SEVERE VERTICLE TRUNK STEM CRACK. REMOVE THIS TREE.	
*5736	Carya tomentosa, Mockemut Hickory	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
5737	Liriodendron tulipifera, Yellow Poplar	12	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5738	Acer rubrum, Red Maple	6	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5739	Pinus virginiana, Virginia Pine	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5740	Quercus prinus, Chestnut Oak	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5740A	Ilex opaca, American Holly	5	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5741	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5742	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5743	Carya tomentosa, Mockemut Hickory	14	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. TRUNK CANKERS. TOPPED.	
*5744	Liriodendron tulipifera, Yellow Poplar	24, 13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5745	Quercus alba, White Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5746	Quercus alba, White Oak	13	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. DEADWOOD IN CANOPY.	
*5747	Carya tomentosa, Mockemut Hickory	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5748	Pinus virginiana, Virginia Pine	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5749	Acer rubrum, Red Maple	6	0.40	NO APPARENT BIOTIC ISSUES OBSERVED. STORM DAMAGE. TOPPED.	
*5750	Prunus serotina, Black Pine	8		NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM.	
*5751	Quercus alba, White Oak	19	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5752	Carya tomentosa, Mockemut Hickory	6	0.48	TREE SHOWS STRESS & DECLINE.	
*5753	Liriodendron tulipifera, Yellow Poplar	8	0-0.05	DECLINE, NECROSIS.	
*5754	Liriodendron tulipifera, Yellow Poplar	13	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5755	Carya tomentosa, Mockemut Hickory	5	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5756	Platanus occidentalis, American Sycamore	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5757	Carya tomentosa, Mockemut Hickory	6	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5758	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
*5759	Populus alba, White Poplar	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5760	Carya tomentosa, Mockemut Hickory	7	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.	
5761	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5762	Quercus prinus, Chestnut Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5763	Liriodendron tulipifera, Yellow Poplar	19	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5764	Quercus rubra, Red Oak	11	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	

3500 PICKETT ROAD				January 29, 2020	
TREE NO.	Species	Size (dbh In)	Condition	Observations	
5765	Acer rubrum, Red Maple	10	0.50	TREE SHOWS EARLY EVIDENCE OF DECLINE.	
5766	Acer rubrum, Red Maple	9	0 - 0.05	TREE IN DECLINE. NECROTIC W/ FUNGUS.	
5767	Acer rubrum, Red Maple	10	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
5768	Acer rubrum, Red Maple	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
5769	Quercus rubra, Red Oak	10	0.50	UPPER CANOPY SHOWS DEADWOOD & DECLINE.	
5770	Acer saccharinum, Silver Maple	9, 6, 9, 7, 8 (22)	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. 5-CODOM STEMS (EXCLUDED).	
5771	Quercus rubra, Red Oak	13	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5772	Quercus rubra, Red Oak	12	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.	
5773	Quercus rubra, Red Oak	12	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. TOPPED. DEADWOOD.	
5774	Liriodendron tulipifera, Yellow Poplar	10	0.57	NO SEVERE BIOTIC ISSUES OBSERVED. SLIGHT CAVITY AT ROOT CROWN.	
5775	Quercus rubra, Red Oak	18	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5776	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5777	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5778	Acer saccharinum, Silver Maple	21	0.47	NO APPARENT BIOTIC ISSUES OBSERVED.	
5779	Quercus rubra, Red Oak	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5780	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. LOW/MODERATE CANOPY RATIO.	
*5781	Acer rubrum, Red Maple	7, 5, 11, 11, 13, 15	0.48	NO APPARENT BIOTIC ISSUES OBSERVED. LOE UNION ANGLE (INCLUDED).	
*5782	Liriodendron tulipifera, Yellow Poplar	13	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5783	Liriodendron tulipifera, Yellow Poplar	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5784	Liriodendron tulipifera, Yellow Poplar	20	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5785	Carya tomentosa, Mockemut Hickory	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5786	Populus alba, White Poplar	20	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. DEADWOOD.	
5787	Ilex opaca, American Holly	4, 5, 9	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
*5788	Liriodendron tulipifera, Yellow Poplar	10	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.	
*5789	Paulownia tomentosa, Royal Paulownia	5	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING. LOW CANOPY RATIO.	
*5790	Populus alba, White Poplar	18	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE. DEADWOOD.	
5791	Liriodendron tulipifera, Yellow Poplar	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.	
5792	Liriodendron tulipifera, Yellow Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO. FAIR/POOR SCAFFOLD BRANCHING.	
5793	Quercus rubra, Red Oak	36	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.	
5794	Liriodendron tulipifera, Yellow Poplar	14	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.	
5795	Liriodendron tulipifera, Yellow Poplar	10	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING.	
5796	Ilex opaca, American Holly	9	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5797	Liriodendron tulipifera, Yellow Poplar	11	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. POOR STRUCTURE.	

3500 PICKETT ROAD				January 29, 2020	
TREE NO.	Species	Size (dbh In)	Condition	Observations	
5798	Liriodendron tulipifera, Yellow Poplar	7	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE. LOW CANOPY RATIO.	
5799	Liriodendron tulipifera, Yellow Poplar	16	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
5800	Quercus alba, White Oak	15	0.59	NO SEVERE BIOTIC ISSUES OBSERVED. DEADWOOD IN CANOPY.	
5801	Liriodendron tulipifera, Yellow Poplar	6	0.00	NECROTIC	
5802	Fagus grandifolia, American Beech	18	0.64	NO APPARENT BIOTIC ISSUES OBSERVED. INVASIVE.	
5803	Prunus serotina, Black Pine	9	0.55	NO APPARENT BIOTIC ISSUES OBSERVED.	
5804	Liriodendron tulipifera, Yellow Poplar	12	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.	
5805	Quercus prinus, Chestnut Oak	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5806	Liriodendron tulipifera, Yellow Poplar	11	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5807	Quercus prinus, Chestnut Oak	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.	
5808	Quercus rubra, Red Oak	17	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.	
5809	Quercus rubra, Red Oak	29	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.	
5810	Fagus grandifolia, American Beech	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.	
5811	Fagus grandifolia, American Beech	9	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5812	Acer rubrum, Red Maple	12	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5813	Fagus grandifolia, American Beech	7, 7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5814	Ilex opaca, American Holly	5	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5815	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5816	Quercus rubra, Red Oak	24	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. SLIGHT DEADWOOD.	
5817	Quercus rubra, Red Oak	15	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.	
5818	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5819	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5820	Quercus rubra, Red Oak	23	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5821	Quercus rubra, Red Oak	15	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CANOPY STORM DAMAGE.	
5822	Quercus rubra, Red Oak	8	0.43	NO SEVERE BIOTIC ISSUES OBSERVED. TOPPED.	
5823	Quercus alba, White Oak	19	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5824	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5825	Quercus rubra, Red Oak	5	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.	
5826	Quercus alba, White Oak	9, 19	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5827	Quercus alba, White Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5828	Quercus alba, White Oak	5	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	

* = TREE TO BE PRESERVED
(ALL OTHERS TO BE REMOVED)



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